

# TO LET

## LYTHAM ST. ANNES, 13-15 Garden Street



### Location

The property is located on a prominent corner location on Garden Street in close proximity to the primary thoroughfare of St Annes Road West and the Burlington Centre.

The property is adjacent to Halifax and other operators in the local vicinity include The Edinburgh Woollen Mill, Boots and JR Taylor opposite.

### Description

The premises are arranged over ground floor and basement, providing the following approximate areas:

### Accommodation

Ground Floor	121.98 sq m	1,313 sq ft
Ground Floor Ancillary	14.68 sq m	158 sq ft
Basement	76.28 sq m	821 sq ft
<b>Total</b>	<b>212.94 sq m</b>	<b>2,292 sq ft</b>

### Key Features

- SHOP LEASE AVAILABLE

### Viewing

By appointment via this office:

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### Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Alternatively, the long leasehold interest of the premises is available and interested parties should enquire for further information.

### Rent

Available upon request.

### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £22,500 and the rates payable are £10,597.50 pa. The UBR for 2013/2014 is 47.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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